

**CITY OF DEXTER  
ZONING BOARD OF APPEALS  
SPECIAL VIRTUAL MEETING  
Tuesday, July 27, 2021  
6:00 pm**

**Join Zoom Meeting**  
<https://zoom.us/j/95027289924>

**Dial In**  
877 853 5247 US Toll-free or 888 788 0099 US Toll-free  
Meeting ID: 950 2728 9924

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL:**

P. Mekas, Chair	K. Becker	C. Hill, PC Rep.
C. Wallaker	J. Griffin, CC Rep.	

**C. APPROVAL OF MINUTES**

- |                                   |                |
|-----------------------------------|----------------|
| 1. April 19, 2021 Meeting Minutes | <b>pg. 1-2</b> |
|-----------------------------------|----------------|

**D. APPROVAL OF THE AGENDA**

**E. STAFF REPORT** **pg. 3-14**

**F. SITE INSPECTION (CONDUCT ON OWN)**

**G. CONFLICT OF INTEREST/EX PARTE DISCLOSURE**

**H. PUBLIC HEARINGS**

Order for Public Hearings

- a. Chair introduces the case.
- b. Staff presentation.
- c. Petitioner's presentation.
- d. Chair opens the public hearing.
- e. Public comment (State name and address).
- f. Rebuttal by petitioner.
- g. Chair closes the public hearing.
- h. Chair opens the business session.

Discussion Following Public Hearings

- a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- b. Discussion on standards and requirements of the ordinance.
- c. Action on the motion.

Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports,

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303 at least forty-eight hours prior to the meeting. City staff will be pleased to make the necessary arrangements.

hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any. This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

**1. AP2020.21-21 ZBA 3134 Baker Road.** Public hearing to consider the following variance requests:

1. A 0.7-foot variance from the 5-foot minimum side yard setback required by Article 20 of the City of Dexter Zoning Ordinance.
2. An 8.4-foot variance from the 10-foot minimum rear yard setback required by Article 20 of the City of Dexter Zoning Ordinance.

The applicant, Ms. Cassandra Provenzola, is requesting the variances above in order to construct a breezeway between an existing non-conforming detached garage and an existing single-family dwelling at 3134 Baker Road, Dexter, MI 48130 (08-08-06-153-020).

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**I. OTHER BUSINESS**

**J. ADJOURNMENT**